



Gorselands Court
Glenmoor Road, Ferndown BH22 8QF

LEASEHOLD (Share of Freehold)

PRICE £325,000

“Extremely well presented three bedroom apartment, modernised and redecorated with balcony and garage, offered with no forward chain and Share of Freehold”

This bright and spacious first floor apartment has been extensively updated by the current owner and is situated in a prime location within easy access of a local shopping parade, on regular bus routes and only one mile from Ferndown town centre, nearby walks into Parley common and Ferndown’s Championship Golf Course.

The accommodation comprises: three double bedrooms all with fitted wardrobes, bedroom 1 is served by a modern ensuite bathroom. A stylish fitted main shower room. A comprehensive fitted kitchen/breakfast room, utility area and a spacious 20’11 x 13’3 living room with newly replaced sliding double glazed doors to the balcony and a separate dining room.

Other benefits include two separate hallways with storage cupboards, a separate utility room, double glazing, gas central heating, newly fitted carpets throughout, a southerly aspect balcony and a single garage.

- **Communal hall** and stairs to first floor via a security entrance phone
- **Communal first floor landing** with useful storage cupboard
- **Initial hallway** large storage cupboard, airing cupboard and door to;
- **Utility area** worktop and units, space and plumbing for washing machine
- **Kitchen/breakfast room**, comprising range of base and wall mounted units with adjoining worktops, sink unit with double glazed window above, integrated four ring gas hob, extractor over, plumbing for washing machine and dishwasher, glazed serving hatch, cupboard housing gas boiler
- **Living room** spacious 20’11 x 13’3 dual aspect room with recent double glazed sliding doors to the balcony, stone mock fireplace, large open arch to;
- **Dining Room** with double glazed window
- Additional **inner hall** door to storage cupboard
- **Bedroom one**, double glazed window, range of fitted wardrobes
- **Ensuite bathroom** fully tiled walls with matching suite comprising panelled bath, glazed shower screen, vanity unit with sink, double glazed window, WC
- **Bedroom two**, double glazed window, fitted wardrobe
- **Bedroom three**, double glazed window with fitted wardrobe
- **Main shower room**, stylish modern suite comprising dual width shower cubicle, vanity unit and dressing surface with inset wash hand basin, WC, additional units, extractor fan
- Outside superbly maintained **communal grounds** to the front and rear
- Visitor parking and a **single owned garage** with up and over door

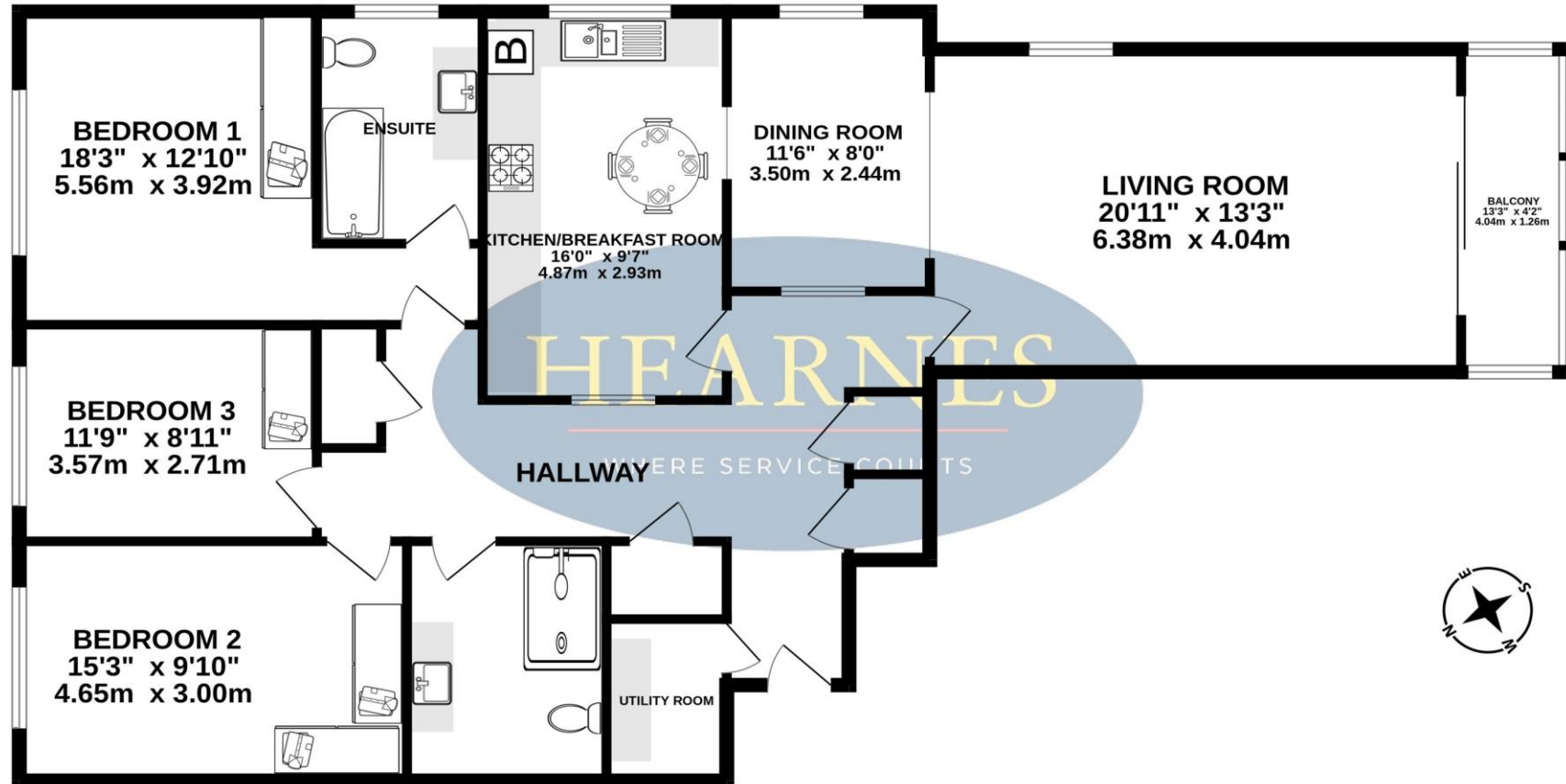
Tenure	Shared Freehold	999 years from 1975
Maintenance	Currently £2,200 pa	
Ground Rent	None	

COUNCIL TAX BAND: D **EPC RATING: C**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



FIRST FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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